



## PEAR TREE COTTAGE

LOWER KIRKLINGTON ROAD SOUTHWELL  
NOTTINGHAMSHIRE NG25 0DX

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## PEAR TREE COTTAGE

A most appealing detached period cottage conveniently situated on the outskirts of Southwell, extended on a capable basis to offer a superb family home, with a flexible internal plan; internal inspection is highly recommended to fully appreciate this charming and intriguing period home with numerous contemporary refinements.

## SOUTHWELL

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to The Burgage.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre.

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

## MILEAGES:

NEWARK - 8 miles  
 NOTTINGHAM - 14 miles  
 MANSFIELD - 12 miles  
 LINCOLN - 24 miles  
 EMA - 30 miles  
 LEICESTER - 35 miles

PRICE GUIDE: £850,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

## GROUND FLOOR

### Front Entrance Hall

A spacious light L shaped entrance hall featuring a striking traditional balustraded white painted staircase rising to the first floor landing above, with a high open vaulted ceiling extending into the main roof lines of the cottage, creating one of the signature contemporary internal design features of Pear Tree Cottage. Sealed unit double glazed replacement window to front aspect. Striking traditional column radiator. Solid limed oak flooring in a traditional herringbone pattern.

### Cloakroom WC

Fitted low flush wc and wall mounted wash hand basin. Useful enclosed coat storage.

### Delightful Front Sitting Room

5.00m x 3.70m (16'3" x 12'0")

A stylish and creatively themed room with an exposed painted brick chimney – fireplace incorporating a fitted cast iron wood burning stove serving as a focal point. Chalk white painted ceiling timbers. Two column radiators. Solid limed oak flooring in a traditional herringbone pattern. Three high grade replacement sealed unit double glazed windows.



## GROUND FLOOR CONT...

### Open Plan Family Kitchen - Dining Room

3.60m x 2.75m (11'9" x 9'0") plus (3.60m x 3.30m (11'9" x 10'9"))

Extensive range of traditional fielded cabinets in a heritage white pastel tone finish complemented by brushed steel furnishings and marble design countertops. The focal point of the room is a striking traditional British racing green four oven gas fired Aga.

Useful range of base storage cabinets and a corner shelved cabinet. One and half bowl resin bonded sink unit with chrome mixer tap. Integrated Siemens dishwasher. Integrated under counter larder fridge. Recessed ceiling lighting to the kitchen.

Enclosed boiler cupboard housing a Worcester Bosch gas fired boiler unit serving domestic hot water and central heating systems.

There is a distinct inner dining – breakfast area with a dresser unit matching the main kitchen installation and a large, enclosed housekeepers' cupboard/larder. Replacement sealed unit double glazed side window and two further multipaned windows.



On a practical level the interior layout of the ground floor works particularly well for a family. A bevelled glass doorway from the front entrance hall and a further doorway from the kitchen connect to a useful dining room – day room:

### Separate Dining Room – Day Room

5.20m x 3.45m (17'0" x 11'3")

Attractive polished oak flooring. Cottage windows overlooking the gardens. Recess area with useful built in storage cupboards. Contemporary vertically aligned steel radiator.



## GROUND FLOOR CONT...

### Large Walk in Shelved Pantry – Storeroom

Useful extensive storage capacity and space for an additional fridge – freezer. Replacement sealed unit double glazed window.

### Side Entrance Hall – Porch

In practice this entrance point readily serves as the main day to day entrance to Pear Tree Cottage with a traditional hardwood entrance door connecting to an external York stone stepped threshold and the detached garage and parking court located to the side of the cottage.

### Outer Garden Hall – Rear Entrance

Striking oak flooring and French doors connecting to garden terrace.

### Laundry – Utility Room

Range of fitted contemporary cabinets in a gloss dark blue finish with chrome furnishings complemented by woodgrain effect working surfaces in an L shaped formation. High grade fitted one and a half bowl resin bonded sink unit – chrome mixer tap. Plumbing for automatic washing machine. Side picture window. Access to single story roof void.

### Study

3.30m x 2.30m (10'9" x 7'6")

Multipaned side window. Range of useful built in storage cupboards.

### Large Rear Second Sitting Room – Family Room

4.85m x 4.75m (15'9" x 15'6")

Three multi-paned cottage style windows overlooking the gardens. Traditional design ornamental fireplace in a graphite grey painted finish. Coved ceiling.



## FIRST FLOOR

### Central Landing

Alighted from a traditional balustraded white painted staircase branching across the upper landing stage to outer landing areas, above which is a high open vaulted ceiling incorporating two Velux sealed unit double glazed roof lights ensuring excellent natural lighting and a real sense of volume and scale – an attractive architectural feature.

### Bedroom One

3.75m x 3.60m (12'3" x 11'9")

Three replacement sealed unit double glazed windows. Striking contemporary radiator. Open plan:

### Dressing Room

Range of built in wardrobes in an L shaped formation offering useful hanging rails and shelving capacity.

### Luxury En Suite Shower Room – Fully tiled

A high-grade wet room style ensuite arrangement offering a large shower cubicle with a thermostatically controlled overhead rain shower and separate hand shower in a matt black finish with glass screen enclosure, wall mounted wash hand basin with black pedestal mixer tap and a low flush wc. Striking matt black ladder towel rail/radiator.



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## FIRST FLOOR CONT...

### Rear Bedroom Two

2.95m x 2.45m (9'9" x 8'0")

Replacement sealed unit double glazed window overlooking the rear garden. Range of built in wardrobes incorporating hanging rails and open box shelving.

### Outer Landing

Large, enclosed linen storage cupboard.

### Front Bedroom Three

4.00m x 3.35m (13'0" x 11'0")

Two sealed unit double glazed replacement windows. Built in single wardrobe closet and useful built in shelved double storage closet with sliding doors. Recessed ceiling downlighting.

### Rear Bedroom Four

3.25m x 3.00m (10'9" x 9'9")

Replacement sealed unit double glazed side window. Attractive painted Wainscot wood panelling.

### Luxury House Bathroom – Wet Room

A stunning contemporary family bathroom arrangement featuring full marbled wall tiling and ceramic stone floor tiling with a striking contemporary suite comprising an elliptical freestanding contemporary bath with adjacent wall mounted pedestal mixer tap and hand shower in a matt black finish, large recessed shower – wet room, featuring an overhead rain shower and separate hand shower in a matt black finish with smoked glass screen enclosure, and an attractive contemporary washstand with a stone resin round ended sink and wall mounted matt black mixer tap. Low flush wc with concealed cistern. Recess downlighting. Striking matt black ladder towel rail/radiator.



## GARDENS AND GARAGING

There is an established garden with a newly defined rear/side fenced boundary, the owners having constructed a new contemporary home for their own occupation within the original grounds, which is nearing completion. The sellers have been mindful and considerate to the relationship between the new house and Pear Tree Cottage to ensure mutually acceptable levels of privacy.

Features of the garden include a large split level York stone terrace – outdoor entertainment/alfresco area; this is a real afternoon sun trap and offers a pleasant vantage point over the garden. Beyond the patio there is an established lawn and a recently seeded additional perimeter lawned area which incorporates a mature Bramley apple tree. Established side hedgerow planting and gated access to the front of the property.



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To the front of the property a common threshold from Lower Kirklington Road opens onto a block paved driveway with a recently completed brick boundary wall defining the frontage of Pear Tree Cottage beyond which there is a gravelled drive with hardstanding space and access to the double detached timber garage.

#### Double Garage

5.65m x 5.55m (18'6" x 18'3")

Attractive traditionally built garage with a slated roof and timber clad elevations and two sets of double timber doors.

To the front of Pear Tree Cottage there is a sheltered lawned area with a flagstone pathway leading to the original front of the cottage.

High perimeter tree and hedgerow planting ensures a good degree of privacy and shelter from Lower Kirklington Road.



# GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

## SERVICES

All mains' services are connected. Gas fired central heating circulating to radiators. Majority replacement sealed unit double glazing.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

## Available Broadband

Standard 15 Mbps  
Superfast 54 Mbps  
Ultrafast 10000 Mbps

## Available Mobile Coverage

(based on calls indoors)

EE - ✓ Three - ✓ O2 - ✓ Vodafone - ✓

✓ = Good ● = Variable ✗ = Poor

## LOCAL AUTHORITY

*Council Tax Band F*

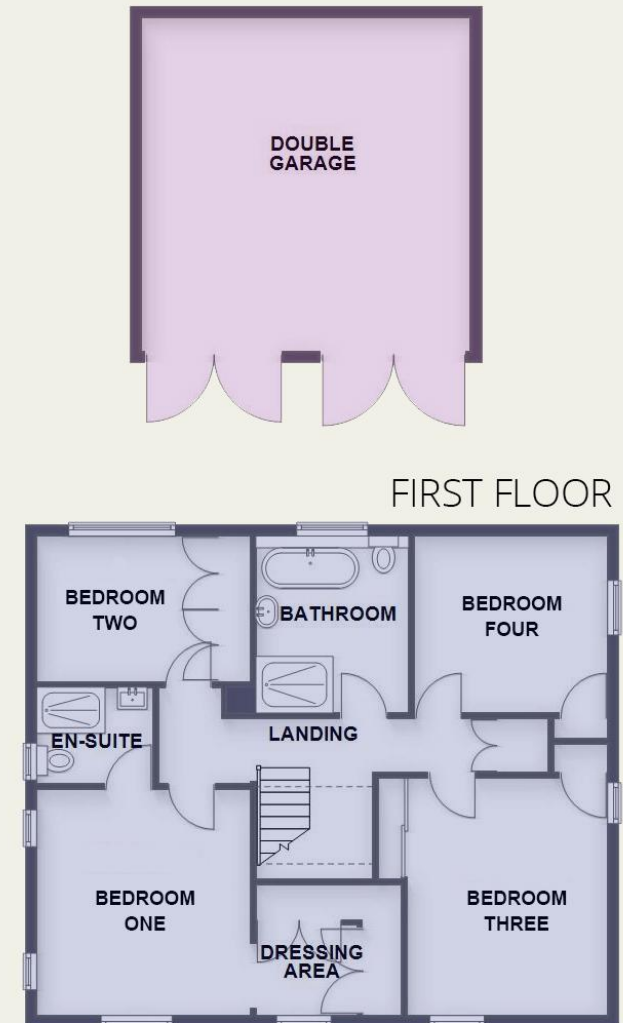
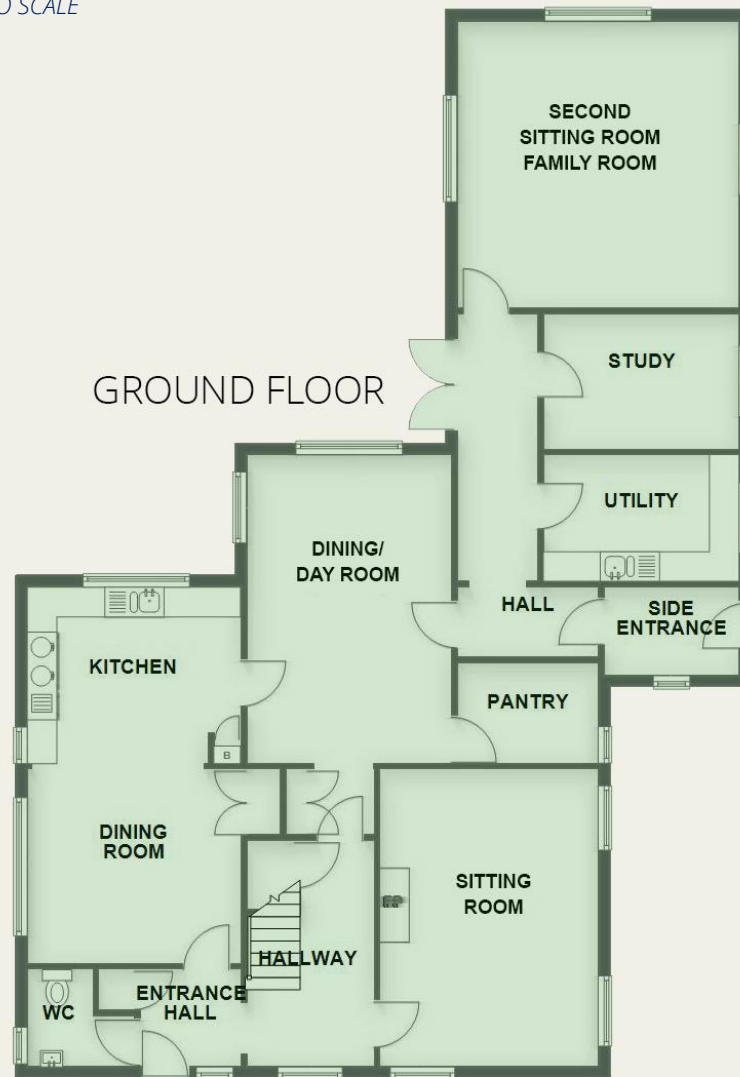
Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark on Trent  
Nottinghamshire  
NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

## TENURE

We understand the property is freehold in tenure.

## VIEWING ARRANGEMENTS

If you are interested in Pear Tree Cottage and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



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## MAPS & ENERGY PERFORMANCE RATINGS

### REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



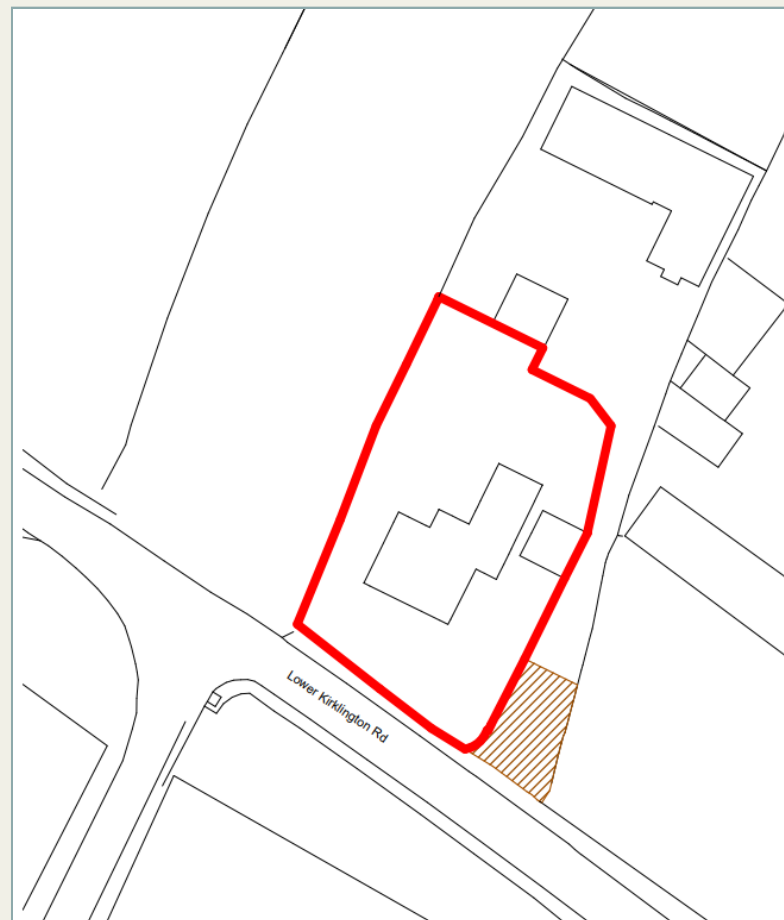
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### ENERGY PERFORMANCE CERTIFICATE RATINGS ENERGY RATING = C

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
 Ref No: 0350-2075-1530-2025-7371

### LOCATION PLAN

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### Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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